RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 998432 DEEDWARR
05/02/2023 10 04 23 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230502-0032321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 23-0178

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
BAM Ventures, LLC	New Owner	Map 08301010600
(NAME) 4117 Hillsboro Pike, Suite 103-265	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNNY DARRYL MORRIS AND GINGER MORRIS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Tract I

Land in Davidson County, Tennessee, being Lot No 44 on the Plan of Jones & Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee

Said Lot No 44 fronts 50 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 154 5 feet to an alley

Tract II

Land in Davidson County, Tennessee, being Lot No 43 on the Plan of Jones & Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 154 5 feet to an alley.

Being the same property conveyed to Johnny Darryl Morris, by deed from Rose Ann Morris, of record in Instrument No. 20190214-0014083, dated February 13, 2019, also see deed in Instrument No. 20170606-0056534, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 142, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1021 Sharpe Ave , Nashville, TN 37206
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of May, 2023.

Johnny Darryl Morris

Johnny Darryl Morris

Ginger Morris

Ginger Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Darryl Morris and Ginger Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of May, 2023.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY